

GUIDELINES FOR MOVING BUILDINGS

Historic buildings existing in the Chatham-Arch and Massachusetts Avenue Historic Area should not be moved to other locations within the district. The moving of an historic structure should only be done as a last resort to save a building or possibly considered in the case where its move is necessary to accomplish development so critical to the revitalization of the historic area that altering the historic context is justified. Moving a building strips it of a major source of its historic significance; its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district.

Prior to relocating a historic structure in the Chatham-Arch and Massachusetts Avenue Historic Area, IHPC staff, the neighborhood and/or merchant's association and other interested parties should be consulted as to the suitability of the structure to the district and the adequacy of the new site to receive the building being relocated. The IHPC must issue a Certificate of Appropriateness for any building moved in the historic area.

MOVING A BUILDING MIGHT BE CONSIDERED IF:

1. The building or structure to be moved is located outside a designated historic area and:
 - it is in danger of demolition at its present location, or
 - its present context is so altered as to have lost significance, and
 - moving it will not have a negative effect on its original neighborhood, and
 - it is historically or architecturally significant, as derived from its being an excellent, though possibly typical, example of a particular building style or type.
2. The building or structure to be moved is already located in a designated historic area and its move is necessary to accomplish development so critical to the revitalization of the historic area that altering the historic context is justified.

A NEW SITE MIGHT BE APPROPRIATE IF:

1. The building or structure is compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.
2. All set back and height criteria as outlined under the guidelines for new construction are met by the building being relocated.
3. The siting of a building on a new site is similar to its previous site.
4. The building's orientation is similar to its original location.

IF A MOVE IS APPROVED, THE FOLLOWING GUIDELINES SHOULD BE OBSERVED:

1. Carefully research and inspect the lot that the building is to be moved to. In many urban areas, it is probable that a structure once occupied that site.
2. If a structure previously occupied the lot, determine the location of the former building and if the lot was properly filled and regraded at the time of demolition. The portion of the lot that was filled and regraded may have unconsolidated ground containing construction debris,

which is not suitable for load bearing purposes.

3. During the preparation of the site to receive the relocated structure, a suitable finished floor elevation of the first story should be established. The elevation should be designed to accommodate provisions for natural lighting and ventilation if a basement is to be built, or proper distance from the bottom of the joists to the ground if a crawl space is contemplated
4. Brace the building before moving it off the foundation. The windows and doors should be reinforced with diagonal bracing to maintain them true to square. This will prevent the breaking of glass panes and the loosening of the frames.
5. Chimneys should be reinforced on the interior of the building and disassembled above the roof line.
6. If possible, salvage the masonry materials of the existing foundation and reuse them in the new location.
7. Give careful consideration to drainage. Adequate drainage of the site should be provided, and the finish grade of the lot should slope away from the building.
8. A plaque describing the date of the move and the original location should be placed in a visible location on the building.